



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LABOR & ECONOMIC GROWTH
LANSING

KEITH W. COOLEY
DIRECTOR

July 27, 2007

RE: BOUNDARY COMMISSION DOCKET #05-I-1
The proposed incorporation of the Village of Caro as a Home Rule City,
Tuscola County

TO: INTERESTED PARTIES

Enclosed is an errata sheet pertaining to the above docket. Please attach the errata to the Summary of Proceedings, Findings of Fact and Conclusions of Law, and Final Order that was mailed to you last week.

Sincerely,

Christine A. Holmes
Manager
State Boundary Commission
Office of Land Survey and Remonumentation

Providing for Michigan's Safety in the Built Environment

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STATE OF MICHIGAN
DEPARTMENT OF LABOR & ECONOMIC GROWTH
BEFORE THE STATE BOUNDARY COMMISSION

In the matter of:

Boundary Commission
Docket #05-I-1


**The proposed incorporation of the
Village of Caro as a Home Rule City,
Tuscola County**

ERRATA

An error was found in the last paragraph of the Final Order after it was signed by Director Cooley on July 15, 2007. The county reference should have stated Tuscola County instead of Huron County. Therefore, the last paragraph of the Final Order should read as follows:

IT IS FURTHER ORDERED THAT the manager of the State Boundary Commission shall transmit a copy of this Order and the Summary of Proceedings, Findings of Fact and Conclusions of Law to the clerks of the Village of Caro, Almer Township, Indianfields Township, and Tuscola County.

This errata should be permanently attached to your copy of the Summary of Proceedings, Findings of Fact and Conclusions of Law, and Order.



Christine A. Holmes, Manager
State Boundary Commission
Office of Land Survey and Remonumentation

7-27-07
Date

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In the matter of:

Boundary Commission
Docket #05-I-1

**The proposed incorporation of the
Village of Caro as a Home Rule City,
Tuscola County**

**SUMMARY OF PROCEEDINGS,
FINDINGS OF FACT AND CONCLUSIONS OF LAW**

SUMMARY OF PROCEEDINGS

- A. On May 20, 2005, a petition was filed by the Village of Caro Steering Committee to request that the Village of Caro (as described in *Attachment A*) be incorporated as a Home Rule City.
- B. On April 20, 2006, the State Boundary Commission held an adjudicative meeting to determine the legal sufficiency of the petition. The Commission approved the petition as legally sufficient, pursuant to Public Act 191 of 1968, as amended, and Public Act 279 of 1909, as amended.
- C. Also at the April 20, 2006 adjudicative meeting, the State Boundary Commission voted unanimously to approve a motion to consider expanding the area proposed for incorporation for the purpose of receiving comment from the affected property owners at the public hearing.
- D. On August 24, 2006, the State Boundary Commission held a public hearing in the Village of Caro to receive testimony from the local units of government, any interested parties, the property owners in the village, and from the property owners within the proposed expanded areas, pursuant to Public Act 191 of 1968, as amended.
- E. On April 19, 2007, at an adjudicative meeting, State Commissioners VerBurg and Priebe, and Local Commissioner Bortel unanimously adopted motions to approve the petition for the proposed incorporation with certain expanded areas, and to recommend that the Director of the Department of Labor & Economic Growth sign an Order to allow the incorporation proceedings to continue.

- F. On May 17, 2007, at an adjudicative meeting, State Commissioners VerBurg and Jamnick, and Local Commissioners Bortel and Hornung unanimously adopted a motion to amend the previously approved legal description to include the portion of the Jaster property located along the southeast right-of-way of Highway M-81 and the southwest right-of-way of Prospect Avenue, to adopt these Summary of Proceedings, Findings of Fact, and Conclusions of Law, and that the Order be transmitted to the Director of the Department of Labor & Economic Growth for his signature. The amended legal description for the entirety of the territory proposed for incorporation is described in *Attachment B*.

INFORMATION FROM THE RECORD

1. The population of the Village is 4,145*.
The population of the Village increased by 91 (.022%) from 1990 to 2000.
(* based on the 2000 federal decennial census)
2. The Village provides the following services to its residents:
 - tax elections
 - village elections
 - police and fire protection
 - police: 8 full-time/3 part-time officers
 - fire: full-time chief; 25 volunteer firefighters
 - wastewater treatment
 - public water and sanitary sewer
 - Caro Area Sewer System Agreement (Caro, Almer, Indianfields)
 - garbage pickup is contract between village and private company; residents are billed for service by the village
 - road maintenance
 - transit authority
 - snow removal
 - leaf and brush pickup
 - zoning
 - parks and recreation
3. The village has a:
 - master land use plan
 - zoning commission and zoning ordinance
 - economic development corporation
 - downtown development authority
 - local revolving loan fund
 - renaissance zone
4. Maintenance of a cemetery in Indianfields Township currently comprises about 20% of the total township budget. If the Village becomes a city, the Township would not have enough funding to continue full-time cemetery operations.

5. The 2006 state equalized value of real and personal property in Village is: \$123,661,600.
 - The SEV of the Village represents 27% of the SEV of Almer Township.
 - The SEV of the Village represents 52% of the SEV of Indianfields Township.
6. Effects on Taxable Value of Almer Township: *
 - Real and Personal Taxable Value of Almer Township: \$77,586,076
 - Real and Personal Taxable Value of Village residents in Almer Township: \$21,396,372
 - Remaining Taxable Value of Almer Township: \$56,189,704
 - Real and Personal Taxable Value of Almer Township located within the Village of Caro: 27.5%

* Tuscola County Equalization Office
7. Effects on Taxable Value of Indianfields Township: *
 - Real and Personal Taxable Value of Indianfields Township: \$148,381,698
 - Real and Personal Taxable Value of Village residents in Indianfields Township: \$87,107,912
 - Remaining Taxable Value of Indianfields Township: \$61,273,786
 - Real and Personal Taxable Value of Indianfields Township located within the Village of Caro: 58.7%

* Tuscola County Equalization Office
8. Millage levied on the Village property taxpayers for 2006 (excluding school and county millage):

Village Unit:	12.4376
Village Refuse:	0.4996
Village Streets:	2.7275
PA 359/1925 Development:	0.4996
Total levied:	16.1643 mills
9. Village residents provide approximately 55% of the population of Indianfields Township.
10. A letter signed by 38 residents of Agar Subdivision (Almer Charter Township), expressing opposition to being included in the expanded area, was submitted at the public hearing.
11. Both Almer and Indianfields Townships have formally adopted resolutions opposing the proposed incorporation as petitioned.
12. At the time the petition was filed, the Village Council had gone one record as unanimously supporting incorporation.

THE COMMISSION FINDS THAT

1. Population, population density, land area, land uses, assessed valuation, topography, and natural boundaries and drainage basins do not preclude the area described in *Attachment B* from incorporation as a home rule city.


2. The past and probable future growth, including population increases, and business, commercial, industrial and recreational development in the area do not preclude the area described in *Attachment B* from incorporation as a home rule city.
3. Comparative data from the municipalities within the surrounding area does not preclude the area as described in *Attachment B* from incorporation as a home rule city.
4. The need for organized community services, the present cost and adequacy of government services, the probable future need for services, and the practicability of supplying such services do not preclude the area as described in *Attachment B* from incorporation as a home rule city.
5. The probable effect on the cost and adequacy of services in the area approved for incorporation as described in *Attachment B*, and on the remaining portions of Almer and Indianfields Townships, do not preclude the subject area from incorporation as a home city.
6. The financial ability to maintain urban services, the general effect upon the entire community of the proposed incorporation, and the relationship of the proposed incorporation upon established village, township, county, and regional land use plans do not preclude the area described in *Attachment B* from incorporation as a home rule city.
7. The proposed incorporation is not inconsistent with present adjacent or nearby land use patterns.
8. The proposed incorporation will not have a deleterious effect on the broader community.

THE COMMISSION RECOMMENDS THAT

The electorate of the Village of Caro and the electorate in the affected areas of Almer and Indianfields Townships, as described in *Attachment B*, be allowed the opportunity to vote on whether to incorporate as a home rule city.

CONCLUSIONS OF LAW

The record of this docket, in accordance with the criteria stipulated under Section 9 of the Public Act 191 of 1968, as amended, supports the Commission's recommendation to adopt this Summary of Proceedings, Findings of Fact and Conclusions of Law, and that the Director of the Department of Labor & Economic Growth sign the attached Order to allow the proposed incorporation proceedings to continue.


Kenneth VerBurg, Chairperson
State Boundary Commission

5-17-07
Date

STATE OF MICHIGAN
DEPARTMENT OF LABOR & ECONOMIC GROWTH
BEFORE THE STATE BOUNDARY COMMISSION

In the matter of:

Boundary Commission
Docket # 05-I-1

**The proposed incorporation of the
Village of Caro as a Home Rule City,
Tuscola County**

FINAL ORDER


IT IS ORDERED THAT these Summary of Proceedings, Findings of Fact, Conclusions of Law, and Order to approve the petition proposing the incorporation of the Village of Caro as a home rule city, including certain expanded areas as approved by the Commission on April 19, 2007, and amended by the Commission on May 17, 2007, as described in *Attachment B*, shall be effective 45 days after the date signed below by the Director of the Department of Labor & Economic Growth, unless a valid petition for a referendum is filed with the State Boundary Commission in Lansing within the forty-five day period following the date of this Order.

IT IS ORDERED THAT if a valid petition is filed with the State Boundary Commission within the 45-day period following the date signed below, the Order for a referendum on the question of incorporation shall include a new effective date for this Order, which shall be at least 10 days later than the date of a referendum election.

IT IS ORDERED THAT if a referendum election is held, with the majority of voters in the affected territory voting no on the question of whether to continue the incorporation proceedings, this Order approving the proposed incorporation shall be null and void, and the proceedings for the proposed incorporation terminated.

IT IS ORDERED THAT if a majority of the voters in the affected territory vote in the affirmative on the referendum question, the new Order shall become final on the date specified, and copies of the new Order shall be transmitted to the Secretary of State, and to the clerks of the Village of Caro, Almer Township, Indianfields Township, and Tuscola County.

IT IS FURTHER ORDERED THAT the manager of the State Boundary Commission shall transmit a copy of this Order and the Summary of Proceedings, Findings of Fact and Conclusions of Law to the clerks of the Village of Caro, Almer Township, Indianfields Township, and Huron County.



Keith W. Cooley, Director
Michigan Department of Labor & Economic Growth
7/15/07
Date

Attachment A

The proposed city of Caro is described as follows:

Being located in part of Sections 33, 34, and 35, T13N-R9E, Almer Township and all of Section 3 and part of Sections 4, 9, and 10, T12N-R9E, Indianfields Township, Tuscola County, Michigan, and more particularly described as beginning at the Northeast corner of said Section 3 of Indianfields Township; thence Southerly along the East line of said Section 3 to the East 1/4 corner of said Section 3; thence continuing Southerly along the East line of said Section 3 to the Southeast corner of said Section 3; thence Westerly along the South line of said Section 3 to the Northwestern right of way line of the Michigan Central Railroad; thence Southwesterly along the Northwestern right of way line of the Michigan Central Railroad to a point on the South line of the North 1/2 of the Northwest 1/4 of Section 10; thence Westerly along said South line to a point on the East line of Section 9 of Indianfields Township; thence Southerly along the East line of said Section 9 to the 1/4 corner common to said Sections 9 and 10; thence Southerly along the East line of said Section 9 to the Northwestern right of way line of the Penn Central Railroad; thence Southwesterly along the Northwestern right of way line of the Penn Central Railroad (Tuscola and Saginaw Bay Railroad) to the South line of said Section 9; thence Westerly along the south line of said section 9 to the South 1/4 corner of said Section 9; thence N88°30'05"W 327.48 feet along the South line of said Section

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9; thence N01°34'20"E 329.09 feet; thence N46°13'00"E 189.75 feet; thence N43°47'00"W 250.00 feet; thence N46°13'00"E 522.72 feet; thence S43°47'00"E 236.00 feet; thence N46°13'00"E 66.00 feet to the westerly line of the plat of Caro Industrial Park as recorded in Liber 4 of Plats, Page 64-66, Tuscola County Records; thence N43°41'30"W 1132.75 feet along the westerly line of said plat of Caro Industrial Park to the Northwest corner of Lot 1 of said plat; thence along the northerly line of Lot 1 of said plat of Caro Industrial Park by the following three courses 1) N46°30'00"E 300.37 feet, parallel to the centerline of M-81, 2) thence S43°30'00"E 75 feet, 3) thence N46°30'00"E 200 feet to the westerly right of way of Prospect Avenue; thence N43°47'00"W 335.00 feet along the Southwesterly right of way of Prospect Avenue to the centerline of M-81; thence N46°30'E 80 feet along the centerline of M-81; thence S43°47'00"E 773.88 feet along the easterly right of way line of Prospect Avenue to the Northwest corner of Lot 16 of said plat of Caro Industrial Park; thence N46°13'00"E 538 feet along the Northerly line of Lot 16 of said plat of Caro Industrial Park; thence N43°47'00"W 185.10 feet; thence N33°58'23"E 478.83 feet to the East-West 1/4 line of said Section 9; thence Westerly along the East-West 1/4 line of said Section 9 to the Interior 1/4 corner of said Section 9; thence continuing Westerly along the East-West 1/4 line of said Section 9 to the West line of the East 1/2 of the Northwest 1/4 of said Section 9; thence Northerly along said West line to the South line of Section 4 of Indianfields Township; thence East along the South line of said Section 4 to a point that is 110 feet West of the Southeast corner of the West 1/2 of the West 1/2 of the East 1/2 of the Southwest 1/4 of said Section 4; thence North, perpendicular to the South line of said Section 4, 220 feet; thence East parallel to the South line of said Section 4, 110 feet; thence South, perpendicular to the South line of said Section 4, 220 feet to the Southeast corner of the West 1/2 of the West 1/2 of the East 1/2 of the Southwest 1/4 of said section 4; thence Easterly along the South line of said Section 4 to the 1/4 corner common to said Sections 4 and 9; thence Northerly along the North-South 1/4 line of said Section 4 to the Interior 1/4 corner of said Section 4; thence continuing Northerly along the North-South 1/4 line of said Section 4 to the North 1/4 corner of said Section 4; thence Easterly along the North line of said Section 4 to the southeast corner of section 33 of Almer Township; thence N00°00'45"W 990.00 feet along the East line of said Section 33 to the Northwest corner of Collingwood Subdivision as recorded in Liber 4 of Plats, Pages 16-17, Tuscola County Records; thence East along the North line of said Collingwood Subdivision and its extension to the North-South 1/4 line of said Section 34; thence Northerly along the North-South 1/4 line of said Section 34 to the Interior 1/4 corner of said Section 34; thence continuing Northerly along the North-South 1/4 line of said Section 34 to the North 1/4 corner of said Section 34; thence Easterly to a point on the North line of said Section 34 that is 1968.01 feet from the Northeast corner of said Section 34; thence S00°18'40"E 336.00 feet; thence N89°55'01"E 648.00 feet; thence Southerly to a point that is 1320.00 feet West of a point on the East line of said Section 34 of Almer Township and 914.00 feet North of the East 1/4 corner of said Section 34; thence East to the West right of way line of M-24; thence along the West line of M-24 the following two courses (1) 592.63 feet along a curve to the left having a central angle of 01°29'04" and a chord bearing and distance of S02°59'06"E 592.61 feet; (2) S02°14'34"E 320.21 feet to the East-West 1/4 line of said Section 34; thence Easterly along the East-West 1/4 line of said Section 34 to the 1/4 corner common to said Sections 34 and 35; thence Easterly 233.0 feet along the East-West 1/4 line of said Section 35; thence North 132.0 feet;

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thence S89°56'50"E 1086.24 feet to the apparent East line of the West 1/2 of the Northwest 1/4 of said Section 35; thence N01°22'55"E along said apparent East line 1257.84 feet; thence S88°17'00"E 898.83 feet along the North East-West 1/8th line of said Section 35; thence S01°19'20"W 139.15 feet, parallel with the North-South 1/4 line of said Section 35; thence S88°17'20"E 205.00 feet; thence S01°19'20"W 170 feet parallel with the North-South 1/4 line of said Section 35; thence S88°17'00"E 213.00 feet to the North-South 1/4 line of said Section 35; thence S01°19'20"W 66.00 feet along the North-South 1/4 line of said Section 35; thence N88°17'00"W 213.00 feet; thence S01°19'20"W 300.00 feet; thence S88°17'00"E 213.00 feet parallel with the North line of the South 1/2 of the Northwest 1/4 of said Section 35 to the North-South 1/4 line of said Section 35; thence S01°19'20"W 582.70 feet along the North-South 1/4 line of said Section 35 to the interior 1/4 corner of said Section 35; thence Easterly 524.40 feet along the East-West 1/4 line of said Section 35; thence South 200 feet; thence East 400.00 feet parallel with the East-West 1/4 line to the centerline of a deep ravine; thence South along the centerline of a deep ravine to the South line of the North 40 rods of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 35 and the Northeast corner of Ashbreck Subdivision, as recorded in Liber 2, Pages 8-9, Tuscola County Records; thence along the North line of said Ashbreck Subdivision the following four courses (1) N88°02'14"W 300.00 feet (2) thence N01°57'46"E 81.0 feet; (3) thence N88°06'51"W 597.5 feet; (4) thence N35°56'W 506 feet to the centerline of M-81; thence Southwesterly along the said road's centerline to a point which is 362.02 feet along said road's centerline from where centerline crosses the North-South 1/4 line of said Section 35; thence N43°00'00"W 230.0 feet perpendicular to the centerline of M-81; thence S47°09'07"W 344.96 feet; thence N88°10'00"W 651.38 feet to the "West North-South 1/8th line", as called in Liber 424, Page 589, Tuscola County Records; thence S00°09'W 462.63 feet along said West North-South 1/8th line; thence S44°46'00"E 360.78 feet to the centerline of M-81; thence S45°14'W 1555.11 feet along the centerline of M-81; thence S45°22'20"E 304.04 feet; thence S42°29'W 118.52 feet; thence N69°49'33"W 341.87 feet to the centerline of M-81; thence S45°14'W 405.27 feet along the centerline of M-81 to the West line of said Section 35; thence Southerly along the West line of said Section 35 to the Southwest corner of said Section 35; thence Easterly along the South line of said Section 35 and the North line of said Section 3 to the Northeast Corner of said Section 3 and the point of beginning. Including, lots 4, 5, 7, 8, and 11, Block 1 of Agar Subdivision as recorded in Liber 1 of Plats, Page 86, Tuscola County Records. Also Including, a parcel of land beginning at the Southwest corner of Lot 13, Block 1 of said Agar Subdivision; thence N87°08'00"W 664.30 feet along the North line of lots 1 thru 10, Block 1 of said Agar Subdivision to the Northwest corner of Lot 1, Block 1 of said Agar Subdivision; thence N02°53'16"E 262.30 feet; thence S87°08'00"E 662.55 feet, parallel with the North line of Lots 1 thru 10, Block 1 of said Agar Subdivision to the West line of Lot 16, Block 1 of said Agar Subdivision; thence S02°30'00"W 262.30 feet along the West line of Lots 13 thru 16, Block 1 of said Agar Subdivision to the Southwest corner of Lot 13, Block 1 of said Agar Subdivision and the point of beginning. Except part of the Northeast 1/4 of Section 9, T12N-R9E, Indianfields Township, Tuscola County, Michigan, described as follows: Commencing at a point on the East line of said Section 9 that is Northerly along the East line of said Section 9 from the East 1/4 corner of said Section 9 to the North line of the South 1/2 of the Northeast 1/4 of said Section 9; thence Westerly 1059.80 feet along the North line of the South 1/2 of the Northeast 1/4 of said Section 9; thence Northwesterly to the

centerline of M-81; thence Southwesterly 208.73 feet along the centerline of M-81 to the North line of the South 1/2 of the Northeast 1/4 of said Section 9; thence Westerly along the North line of the South 1/2 of the Northeast 1/4 of said Section 9 to the Southeast corner of the West 10 acres of the Northwest 1/4 of the Northeast 1/4 of said Section 9; thence Northerly along the East line of West 10 acres of the Northwest 1/4 of the Northeast 1/4 of said Section 9 to a point that is 165 feet South of the Northwest corner of the East 30 acres of the Northwest 1/4 of the Northeast 1/4 of said Section 9; thence East 356.00 feet; thence North 165.00 feet to the North line of said Section 9; thence Easterly to the Northwest Corner of the Northeast 1/4 of the Northeast 1/4 of said Section 9; thence South 544.5 feet along the apparent east North-South 1/8 line; thence S01°31'03"E 365.58 feet; thence S89°20'27"E 461.55 feet to a point on the centerline of M-81, said point being South 63.35 feet along the East section line and S45°40'00"W 1187.86 feet along the centerline of M-81 from the Northeast corner of said Section 9; thence N45°40'E 190.86 feet along the centerline of M-81; thence S42°59'00"E 190.74 feet; thence Easterly 552.70 feet to the East line of said Section 9, said point being 881.63 feet south of the Northeast corner of said Section 9; thence Southerly along the East line of said Section 9 to the North line of the South 1/2 of the Northeast 1/4 of said Section 9 and the point of beginning. Also Except part of the Northeast 1/4 of Section 9, T12N-R9E, Indianfields Township, Tuscola County, Michigan, described as commencing at a point that is Southerly along the East line of said Section 9 to the centerline of M-81 and Southwesterly along the centerline of M-81 to a point that is 324.8 feet South of the North Section line from the Northeast corner of said Section 9, said point being Southerly 63.35 feet along the East section line and Southwesterly 374.13 feet along the centerline of M-81; thence West to a point that is S88°21'25"E 1905.35 feet along the North section line and S00°03'41"W 337.61 feet and S88°30'55"E 238.15 feet from the North 1/4 corner of said Section 9; thence Southeasterly to the centerline of M-81; thence Northeasterly along the centerline of M-81 to the point of beginning. Also Except part of the Northeast 1/4 of Section 9, T12N-R9E, Indianfields Township, Tuscola County, Michigan, described as beginning at a point on the North line of said Section 9 that is Westerly 594 feet from the Northeast corner of said Section 9; thence South 324.8 feet parallel with the East Section line; thence N88°30'55"W to a point that is S88°21'25"E 1905.35 feet along the North line of said Section 9 and S00°03'41"W 337.61 feet from the North 1/4 corner of said Section 9; thence S00°03'41"W 207.41 feet; thence N89°24'W 211.7 feet; thence N89°27'W 70 feet; thence N89°21'34"W 183.16 feet; thence North 544.5 feet, parallel with the apparent east North-South 1/8 line to the North line of said Section 9; thence Easterly along the North line of said Section 9 to the point of beginning. Also Except part of the Southeast 1/4 of Section 34, T13N-R9E, Almer Township, Tuscola County, Michigan, described as beginning at a point on the lot line of said Section 34 that is West 911.10 feet from the South 1/4 corner of said Section 34; thence North 33 feet to the Southeast corner of Section 17 of Dawson Subdivision as recorded in Liber 1 of Plats, Page 88, Tuscola County Records; thence West 456.00 feet along the South line of said plat; thence South 33 feet to the South line of said Section 34; thence East 456.00 feet along the South line of said Section 34 to the Point of Beginning.

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Attachment B

JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LABOR & ECONOMIC GROWTH
LANSING

KEITH W. COOLEY
DIRECTOR

June 13, 2007

Christine A. Holmes
Manager
State Boundary Commission

KEZ

RE: City of Caro Incorporation

Dear Christine:

At the April 19, 2007 adjudicative meeting, the State Boundary Commission identified the areas to be included for the proposed City of Caro incorporation.

At the May 17, 2007 adjudicative meeting, the Village requested that the Jaster property located along the southeast right-of-way of highway M-81 and the southwest right-of-way of Prospect Avenue be added to the proposed City of Caro incorporation since the Jaster property located along the southeast right-of-way of highway M-81 and the northeast right-of-way of Prospect Avenue was included in the proposed City of Caro incorporation.

The State Boundary Commission identified this area to be added to the proposed City of Caro incorporation.

Attached is the legal description for the entire area as expanded and amended by the commission.

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LANSING

KEITH W. COOLEY
DIRECTOR

All of the following land in T12N, R9E, Tuscola County, Michigan described as:

All of section 3;

Also: The east 1/2 of section 4; And part of the southwest 1/4 of section 4 described as: beginning at the southeast corner of the west 1/2 of the west 1/2 of the east 1/2 of the southwest 1/4 of said section 4, thence west along the south section line, 110 feet; thence north, 220 feet; thence east, 110 feet; thence south, 220 feet to the point of beginning; And part of the northwest 1/4 of section 4 described as: commencing at the west 1/4 corner of said section 4; thence N00°22'46"E along the west line of said section, 488.74 feet to the point of beginning; thence continuing N00°22'46"E along said west line, 835.83 feet to the north line of the south 1/2 of the northwest 1/4; thence S89°02'59"E along said north line, 1188.00 feet; thence N00°22'46"E, 1049.53 feet to the north line of said section 4; thence S89°02'26"E along said north line to the north 1/4 corner of said section 4; thence S00°20'58"W along the north-south 1/4 line to the south line of the north 1/2 of the south 1/2 of the south 1/2 of the northwest 1/4 of said section 4; thence N88°58'58"W along said south line, 2066.24 feet to the north line of an apparent railroad right-of-way; thence N73°14'02"W along said north line, 580.58 feet to the point of beginning;

Also: The northeast 1/4 of section 9; And the east 1/2 of the northwest 1/4 of section 9; And part of the southeast 1/4 and southwest 1/4 of section 9 described as: beginning at the east 1/4 corner of said section 9; thence southerly along the east line of said section, 140.04 feet to the northwesterly railroad right-of-way and the southeasterly line of Caro Industrial Park recorded in Liber 4, Pages 64-66; thence southwesterly along said right-of-way and in part said subdivision line to the south line of said section 9; thence westerly along said south line to the south 1/4 corner of said section 9; thence N88°30'05"W continuing along said south line, 327.48 feet; thence N01°34'20"E, 329.09 feet; thence N46°13'00"E, 189.75 feet; thence N43°47'00"W, 250.00 feet; thence N46°13'00"E, 588.72 feet to the southwesterly line of Caro Industrial Park; thence N43°47'00"W along said subdivision line to the westerly corner of lot 1 of said subdivision; thence N46°30'00"E along said subdivision, 300.37 feet; thence N43°30'00"W, 293.00 feet to the northwesterly right-of-way of highway M-81; thence N46°30'00"E along said right-of-way to the east-west 1/4 line of said section 9; thence easterly along said 1/4 line to the point of beginning;

Also: Part of the north 1/2 of the northwest 1/4 of section 10 lying northwest of the railroad; And part of the northeast 1/4 of section 10 lying northwest of the railroad.

Also: All of the following land in T13N, R9E, Tuscola County, Michigan described as:

Providing for Michigan's Safety in the Built Environment

BUREAU OF CONSTRUCTION CODES
P.O. BOX 30704 • LANSING, MICHIGAN 48909
Phone (517) 241-6321 • Fax (517) 241-6301
www.michigan.gov

Caro Description

June 13, 2007

Page 2

Part of the southeast 1/4 of section 33 described as: commencing at the southeast corner of said section 33; thence N87°08'00"W, 465.95 feet; thence N02°34'20"E, 535.50 feet; thence N87°20'30"W, 165.00 feet; thence S02°43'02"W, 75.32 feet to a point on the west line of lot 16, block 1 of Agar Subdivision recorded in Liber 1, Page 86 and the point of beginning; thence S02°43'02"W along the west line of lots 13-16, block 1 of said subdivision, 262.30 feet to the southwest corner of said lot 13; thence N87°06'42"W along the north line of lots 1-10, block 1 of said subdivision, 663.43 feet to the northwest corner of lot 1, block 1 of said subdivision; thence N02°54'34"E, 262.30 feet; thence S87°06'42"E, 662.55 feet to the point of beginning; And lots 1-11, block 1 of Agar Subdivision recorded in Liber 1, Page 86 and the north 1/2 of Gilford Road adjoining said lots 1-11, block 1 of said subdivision, section 33;

Also: The southeast 1/4 of section 34; And part of the southwest 1/4 of section 34 described as: the south 990 feet of the southwest 1/4 of said section 34; And part of the northeast 1/4 of section 34 described as: beginning at the east 1/4 of said section 34; thence west along the east-west 1/4 line to the center of said section 34; thence north along the north-south 1/4 line to the north 1/4 corner of said section 34; thence east along the north line of said section 34 to a point that is S89°55'01"W along said north line, 1968.01 feet from the northeast corner of said section 34; thence S00°18'40"E, 336.00 feet; thence N89°55'01"E, 648.00 feet to a point that is 1320.00 feet west of the east line of said section 34; thence southerly and parallel with said east line to a point that is 914.00 feet north of the east-west 1/4 line of said section 34; thence easterly and parallel with the east-west 1/4 line of said section, 1320.00 feet to the east line of said section 34; thence southerly along the said east line, 914.00 feet to the point of beginning.

Also: Part of the northwest 1/4 of section 35 described as: the west 33.00 feet of the south 914.00 feet of the northwest 1/4 of said section 35; And part of the northwest 1/4, southeast 1/4 and southwest 1/4 of section 35 described as: commencing at the southwest corner of said section 35; thence N00°02'12"E along the west line of said section, 95.73 feet to the intersection of said west line and the centerline of highway M-81 and the point of beginning; thence north along said west line, 2544.0 feet to the west 1/4 corner of said section 35; thence S89°56'50"E along the east-west 1/4 line, 233.0 feet; thence north, 132.0 feet, thence S89°56'50"E, 1086.24 feet to the east line of the west 1/2 of the northwest 1/4 of said section 35; thence N01°22'55"E along said east line to the north line of the south 1/2 of the northwest 1/4 of said section 35; thence S88°17'00"E along said north line, 898.83 feet; thence S01°19'20"W, 139.15 feet; thence S88°17'20"E, 205.00 feet; thence S01°19'20"W, 170 feet; thence S88°17'00"E, 213.00 feet to the north-south 1/4 line of said section 35; thence S01°19'20"W along said 1/4 line, 66 feet; thence N88°17'00"W, 213.00 feet; thence S01°19'20"W, 300.00 feet; thence S88°17'00"E, 213.00 feet to the north-south 1/4 line of said section 35; thence S01°19'20"W along said 1/4 line, 652.98 feet to the center of said section 35; thence east along the east-west 1/4 line of said section 35 to a point 524.40 feet east of the intersection of said 1/4 line and the centerline of highway M-81; thence south, 200 feet; thence east, 400 feet to the centerline of a deep ravine;

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thence southeasterly along said centerline, 460 feet to the south line of the north 660 feet of the northeast 1/4 of the northwest 1/4 of the southeast 1/4 of said section 35; thence west, 300 feet; thence north, 82.5 feet; thence west, 594 feet; thence N37°30'W, 445 feet to the southeasterly right-of-way of highway M-81; thence southwesterly along said right-of-way to a point that is N45°14'00"E, 2220.35 feet and S44°46'00"E, 50 feet from the point of beginning; thence N44°46'00"W, 50 feet to the centerline of highway M-81; thence S45°14'00"W along said centerline, 1555.11 feet; thence S45°22'20"E, 304.04 feet; thence S42°29'W, 118.52 feet; thence N69°49'33"W, 341.87 feet to the centerline of highway M-81; thence S45°14'W along said centerline, 405.27 feet to the point of beginning.

The land described above includes the following subdivisions:

Agar Subdivision, lots 1-11 of block 1

A.P. Cooper's Addition to the Village of Caro, lots 1-8 of block 1, lots 1-8 of block 2, lots 1-3 of block 3, lots 1-4 of block 4 and lots 1-4 of block 5

Assessor's Plat No.1 of Caro, lots 1-14 of block 1, lots 1-17 of block 2 and lots 1-14 of block 3

Caro Industrial Park, lots 1-16

Charles Montague's Subdivision, lots 1-26 of block 1, lots 1-19 of block 2, lots 1-31 of block 3, lots 1-34 of block 4, lots 1-18 of block 5, lots 1-31 of block 6, lots 1-30 of block 7, lots 1-12 of block 8, lots 1-36 of block 9 and lots 4-8 of block 10

Charles Montague Subdivision, lots 1-13 of block 11, lots 1-10 of block 12, lots 1-43 of block 14, lots 1-25 of block 15, lots 1-34 of block 16, block 17 and lots 1-7 of block 18

Collingwood, lots 1-29 and outlot A

Colonial Park Sub'd, lots 1-39

Country Manor, lots 1-16

Country Manor No.2, lots 17-54

Dawson Subdivision, lots 1-21

Fenster Subdivision, lots 1-5 of block 1, lots 1-12 of block 2 and lots 1-9 of block 3

Henry Van Guilder's Addition to the Village of Caro, lots 1-4

Heritage Park, lots 1-14

Indian Hills Sub'd, lots 1-38 and outlots A & B

Joseph Gamble's Addition to the Village of Centerville (Now Caro), lots 1-10 of block 2 and lots 1-10 of block 3

Kenyon's Addition to the Village of Caro, lots 1-10 of block 1, lots 1-10 of block 2 and block 3

Lathrop-Montague Subdivision of the Village of Caro, lots 1-11 of block 1, lots 1-18 of block 2 and lots 1-23 of block 3

Montague and Wilmot's Addition to the Village of Caro, lots 1-5 of block 1, lots 1-18 of block 2, lots 1-18 of block 3, lots 1-18 of block 4 and lots 1-26 of block 5

Nettleton's Addition to the Village of Caro, lots 1-8 of block 1 and lots 1-12 of block 2

Northwood Heights Subdivision, lots 1-18 and lots 20-34

Northwood Heights Subdivision No.2, lots 30-59

Northwood Heights Subdivision No.3, lots 60-111 and outlots A & B

Oakwood Addition to the Village of Caro, lots 1-5 of block 1, lots 1-7 of block 2, lots 1-10 of block 3, lots 1-6 of block 4, block 5 and block 6

Second Assessor's Plat, lots 1-28

S.F. Chase's Addition to the Village of Caro, lots 1-15 of block 1, lots 1-30 of block 2 and lots 1-30 of block 3

Smith's Addition to the Village of Caro, lots 1-29 of block 1, lots 1-38 of block 2 and lots 1-14 of block 3

Street's Addition to the Village of Caro, lots 1-12 of block 1 and lots 1-18 of block 2

Caro Description

June 13, 2007

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Village of Caro (formerly Centerville), lots 1-12 of block 2, lots 1-12 of block 3, lots 1-10 of block 5, lots 1-10 of block 6, lots 7-10 of block 7, lots 1-10 of block 8, lots 1-10 of block 9, lots 6-10 of block 10, lots 1-10 of block 11, lots 1-10 of block 12, lots 1-10 of block 13, lots 1-12 of block 14, lots 1-12 of block 15, lots 1-12 of block 16, lots 1-12 of block 17, lots 1-10 of block 18, lots 1-10 of block 19, lots 1-10 of block 20, lots 1-8 of block 23, lots 1-20 of block 24, lots 1-16 of block 25, lots 1-10 of block 26, lots 1-6 of block 42, lots 1-14 of block 43 and lots 1-23 of block 44

Village Park Sub'd, lots 1-14

Westdale Subdivision, lots 1-18 of block 1 and lots 1-19 of block 2

William E. Sherman's Addition to Centerville (Now Caro), lots 1-7 of block 1, lots 1-10 of block 2, lots 1-6 of block 3, lots 1-21 of block 4, lots 1-8 of block 5, lots 1-6 of block 6, lots 1-10 of block 7, lots 1-9 of block 8, lots 1-5 of block 9, lots 1-10 of block 10, lots 1-10 of block 11, lots 1-10 of block 12, lots 1-10 of block 13, lots 1-2 of block 15, lots 1-2 and lots 9-10 of block 16, lots 1-2 and lots 9-10 of block 17

Williamsburg Estates, lots 1-11

Williamsburg Estates No.2, lots 12-28 and Williamsburg Park

Williamsburg Estates No.3, lots 29-53

Williamsburg Estates No.4, lots 54-60

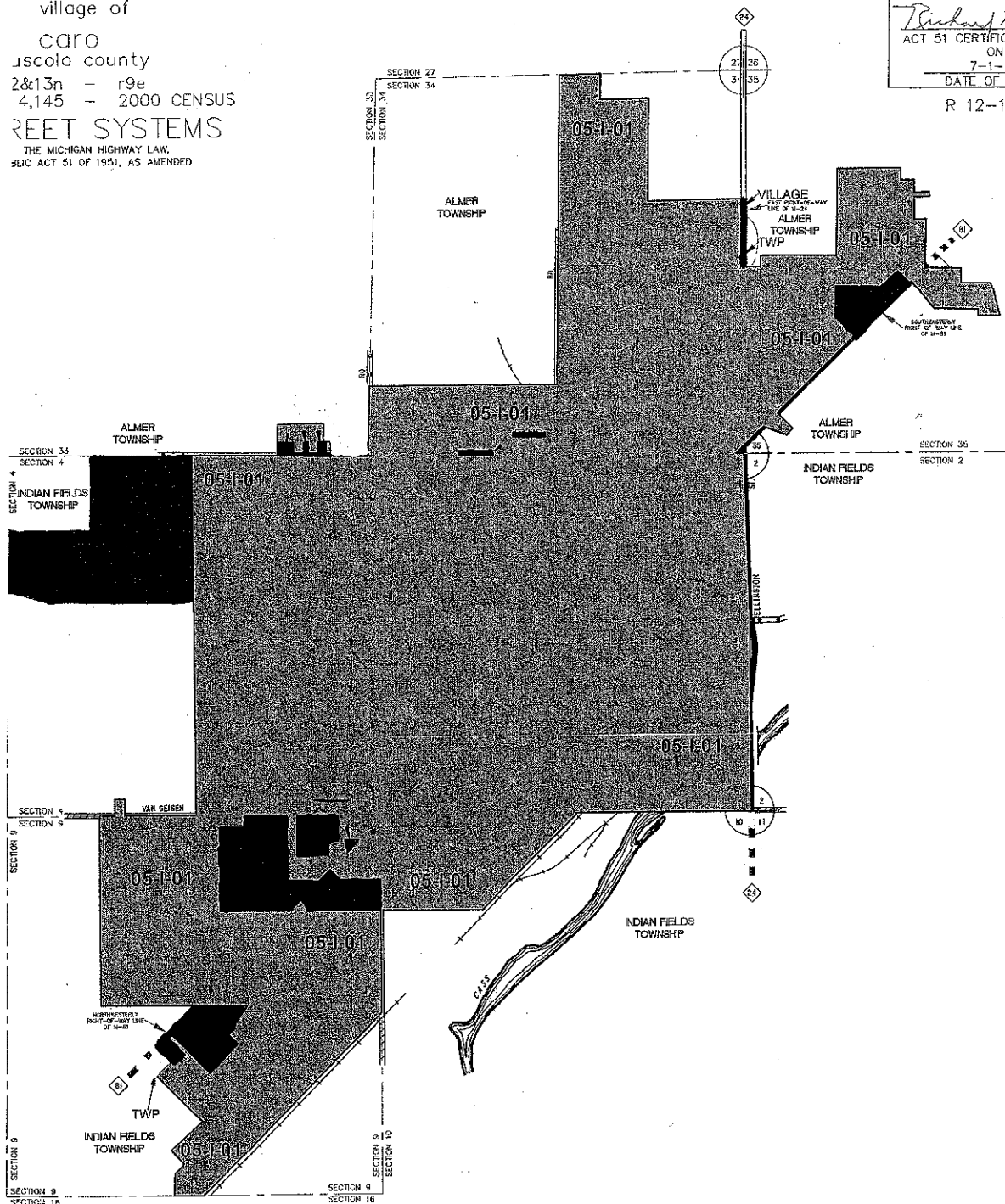
Wilmont and Walker's Addition to the Village of Caro, lots 1-12 of block 1, lots 1-24 of block 2 and lots 1-12 of block 3

Worthington's Addition to the Village of Caro, lots 1-18 of block 1 and lots 1-16 of block 2

ADJUDICATIVE MEETING
IDENTIFIED AREAS TO BE INCLUDED & EXCLUDED

village of
caro
oscola county
2&13n - r9e
4,145 - 2000 CENSUS
REET SYSTEMS
THE MICHIGAN HIGHWAY LAW,
SUC ACT 51 OF 1951, AS AMENDED

APPROVED
6.73 MILES OF MAJOR STREET
17.54 MILES OF LOCAL STREET
FOR THE PERIOD
7-01-01 TO 6-30-02
BY
Richard J. Jemotte
ACT 51 CERTIFICATION ENGINEER
ON
7-1-01
DATE OF APPROVAL
R 12-10-01



LEGEND

- COUNTY LINE
- CORPORATE LIMITS
- STREET SYSTEMS
- STATE TRUNK LINE
- COUNTY PRIMARY
- COUNTY LOCAL
- MAJOR STREET
- LOCAL STREET
- ADJOINING CITY OR VILLAGE STREET
- VILLAGE OFFICES

RECEIVED
DEPT. OF LABOR & ECONOMIC GROWTH
JUL 14 2006
OFFICE OF POLICY & LEGISLATIVE AFFAIRS
STATE ARCHIVES CONNECTION

TERRITORY EXPANDED FOR THE
AUGUST 24, 2006 PUBLIC HEARING

REVISED
07-09-07 *KZ*

REVISED
05-04-07
KZ

SCALE
1000 2000 3000 FT.
Prepared by
MICHIGAN DEPARTMENT OF TRANSPORTATION

LSR FOR STATE BOUNDARY
SHEET #05-1-01

5
PANDIED AREA FOR PUBLIC HEARING

CARO